



**JEFFERSON PARK GYM PROJECT**  
**PROJECT ADVISORY TEAM MEETING #2**  
**Thursday, June 27, 2002 7:00-8:55 p.m.**  
**Jefferson Community Center**

**MEETING MINUTES - DRAFT**

**PAT Members Present:**

Kevin Lee	Liz Walsh-Boyd
Randy Smith	Otis Campbell
Jean Crowhorn	Kellye Hilde
Greg Kogita	George Robertson
Dave Budd	Bill Reubel

**PAT Members Absent:**  
Antelmo Reyes Mondragon

**Others Present:**

Don Bullard	Rex Bond
Michael Hall	Ed Hiroo
Art Wong	Shirley Wong
Kristin Jackson	Pat Jackson

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**Meeting Facilitator:** Don Bullard

**Notes of Previous Meeting:** Notes from June 27th meeting were distributed. Will be approved next meeting.

**Design Schedule:**

Start of Schematic Design:	Date to be determined
Scheduled CD Completion:	Date to be determined

Original Design Duration:	???	working days
Modifications	<u>0</u>	
Current Duration	???	
Days Used As of Today:	0	0%
Days Remaining:	???	100%

**Welcome:** Don Bullard opened the meeting. PAT members and visitors introduced themselves. The PAT sign-in sheet was circulated. The phone list was passed around for PAT members to mark any corrections. The agenda was verified.

**Comments from Visitors:** Ed Hiroo said that he would very interested in hearing about the project and hearing the thoughts of the PAT members. He said he would add his comments later.

Michael Hall said he is very interested in learning about the project, but that he has to leave early.

## **Design Team**

Don distributed a list of the design team members. Rex Bond described the role and responsibilities of each of the team members: landscape architect, electrical engineer, structural engineer, civil engineer, acoustical engineer, and cost estimator. Rex also talked about the role of the Project Advisory Team and then described building commissioning. Liz mentioned the possibility of getting donated building commissioning services. Don talked further about the role of the PAT in the design process. He also talked about the upcoming public meetings. Don then talked about the role Parks Department staff will play in reviewing the design as it progresses.

Liz talked about some of the things she would like to see incorporated in the gym project. These include facilities/ability to accommodate:

- \* Preschool age children
- \* Teen events
- \* Concerts, movie, theater
- \* Community meetings, festivals & open houses
- \* Reflect future of the community center (future spaces for weight room,

Liz then suggested that some of the construction materials might be donated or that a donation in exchange for naming rights to the gym be explored.

Ed asked if this is going to be a standard gym or whether it would be customized for Jefferson Park. Don responded that the gym itself would be regulation size and regulation configuration. He also explained that one of the project goals is to fit the gym well to the site and to design the gym so that it will set a favorable precedent for future buildings.

Don passed around ARC's brochure and Rex talked about the B.E.S.T. gym in Kirkland.

Jean asked about windows in gyms. Rex explained that it is possible to have windows and can be very nice to have them in gyms. He explained that natural light needs to be carefully considered - the goal being uniform lighting. He mentioned an idea of having glazed doors to the exterior with removable shading devices.

Ed asked how the gym would fit into the plan to build new community center activity rooms. Don responded that the site planning work that was recently completed provided much of the information that is necessary to coordinate the gym and future activity space. He mentioned the floor elevation as an important coordination issue that needs to be addressed. He also mentioned that it will be important for the gym to be done in a flexible manner - so that it can accommodate needs/issues that come up in the future.

## **Project Program**

Don pointed out that the discussion had shifted into the next agenda item. He handed out extra copies of the design program. Don described the purpose of the design program and then pointed out some of the most important things described in it.

Ed asked about shortening of the driving range. Don and Randy shared information about the plans that Seattle Golf have for shortening the range. Don pointed out that the gym project will probably be under construction before the driving range is shortened. This means that probably the parking lot will be built in two phases.

Michael asked whether City revenue problems will impact the project. Don explained that the construction funding for the gym is voter-approved funding and not at risk.

Michael asked about the possibility of cost overruns. Don explained that Parks and ARC will work hard to minimize financial surprises. Don also explained that the project budget includes a construction contingency and that the cost estimator will include design contingencies in his estimate. Don also talked about the need to set aside funding for furnishings, if possible.

Liz asked about artwork done by Seattle Arts Commission money. Don explained the operation of the 1% for art program. He said that he would follow up and get more information, but that awhile ago he heard that the artwork would be focused on the community center entry and would be capable of being moved when the new community center space is built.

Dave said that he would expect some interaction between the artist and the community.

George suggested doing display cases for display of art from the City's art collection. Liz pointed out that artwork is produced at Jefferson Community Center and George's idea would allow display of locally produced art.

Ed pointed out that the artwork should be coordinated with the Olmsted vision for the park.

Someone suggested the display cases be fabricated by artists as artwork themselves.

Rex talked about his desire to integrate art with the architecture.

Don asked Rex what a range of building images might be. Rex explained that ARC will want to fit the building into its site. He showed a photograph of a small building located in Central Park, which was designed by the Olmsted firm. He explained that the rhythm, proportions, relationship of materials of similar Olmsted-related buildings might serve as inspiration for the gym.

Rex explained that there are local buildings that might serve as inspiration for the gym. Local homes were mentioned as was Fire Station 13, the Golf Clubhouse, and El Centro del la Raza (old school).

Randy mentioned the controversy about the design of the library. George said that the library design was not well-related to the Beacon neighborhood. Liz said that most people in the neighborhood are very pleased with the library design. She also suggested that Rex look at the design for the transit center.

Kellye asked about site furnishings. Don said that Parks plans to use the furnishings chosen for Seattle Olmsted parks at the Nine Hole Course path and in other areas of the park.

## **Site Analysis**

Rex talked about some early observations about the site. He mentioned that he has been surprised by how small the community center is. The gym footprint will be about the same as the community center. He explained that the gym would appear very prominent adjacent to the community center. He explained the phasing of the gym 1, community center, and gym 2. He mentioned that underground utilities will need to be moved.

Dave asked for clarification of the sequence of community center improvements - which Rex and Don provided. George asked how much ARC will get into the design of the future community center redevelopment. This led to a discussion of the relationship of the gym to the existing community center - should it ignore the existing building? Reflect it? Or something in-between. Several possible approaches were discussed. Rex mentioned one approach would be to do a "family" ("campus") of buildings.

Bill asked for an explanation of how the decision was reached to do a gym, instead, for example, of a swimming pool. Don briefly described the site planning process and the factors that led to the conclusion that a swimming pool was not appropriate in Jefferson Park. He also mentioned that the Parks Department was interested in finding a location for a pool in the Beacon neighborhood.

Liz mentioned that the Community Center Advisory Council has some funding that it might be willing to use for the gym in some way. There was a suggestion to look at using that funding as the match in securing a DON grant.

George suggested considering enlarging the gym interior space to 81 x 99 feet (the program calls for a minimum of 72 x 97 feet or preferred of 74 x 97), which would allow a more efficient layout of exhibit/display spaces for shows using the gym.

Liz urged that Parks pursue the possibility of obtaining additional funding for LEEDs design/evaluation.

Don talked about several additional site-related issues. He mentioned that it is necessary to evaluate the utilities (gas, water, etc). Lead and asbestos testing will need to be done. Don described what the soil engineer had told him about the soil conditions. It appears that there is some poorly consolidated fill in the area where the gym will go. This has implications for the building structural system.

There was some discussion about LEEDs certification. Rex explained that there is a higher cost related to doing the LEEDs certification paperwork and with the higher level of construction requirements. Rex explained that it may be possible to do many environmentally appropriate things without pursuing LEEDs certification. George expressed support for that kind of approach.

**Project Schedule & Budget**

Rex walked people through the updated schedule. The schedule shows construction completion at the end of November. Permitting is scheduled to be done at the same time as completion of construction documents and bidding. Don and Rex explained that there is some risk associated with that approach since it is possible that DCLU will require some change to the construction documents, resulting in a change order. The advantage is that that approach will speed start of construction by about 2 months.

Randy pointed out that construction will impact the Beacon Hill Festival.

George pointed out, and Don affirmed, that schematic design and design development are the most important from a design point-of-view and is the period when community input is most valuable.

There was some additional discussion about obtaining donations. Don explained that any donations would need to be secured by the early construction documents phase.

**Upcoming Tasks**

Don handed out a revised list of meeting dates. He pointed out that a few dates were shifted.

**Additional Comments From Visitors**

Kristan Jackson urged the PAT to support development of a classically pretty building that fits well in the neighborhood.

**Wrap-up & Good Night**

Don thanked everyone and adjourned the meeting.

**Handouts:**

PAT Roles & Responsibilities  
Updated list of meeting dates, revised 6/26/02  
List of design team members

**Next Meeting:**

The next PAT meeting is scheduled for Thursday, July 18, 2002 at 7:00 P.M., Jefferson Community Center.

**Minutes Recorded By:**

Don Bullard